

## **Chapter 14.22 Old Town – Mixed Use (OT) Zoning District**

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### **14.22.010 Purpose.**

The purposes of the Old Town-Mixed Use (OT) zoning district are to:

- A. Provide opportunities for smaller scale mixed use development with retail uses on the ground floor and residential or office uses on upper floors;
- B. Provide economic, employment, and housing opportunities in developments that incorporate traditional development patterns and elements, including building location, architectural design, construction materials, and site features that are in keeping with Duvall's character;
- C. Ensure that site requirements and amenities, including vehicle, pedestrian, and bicycle circulation and parking, landscaping, sensitive areas protection, lighting, public areas, utilities, and other necessary and desirable elements are integral parts of all commercial projects.
- D. Ensure that future mixed-use development complements and enhances Old Town's small town character.
- E. Ensure that development is in keeping with the Duvall City Wide Visioning Plan and the Duvall Downtown Sub Area Plan.
  - 1. Promote infill development on Main Street that complements the character of Main Street and adds vitality to the street and community.
  - 2. Continue to promote the preservation and enhancement of Main Street's contributing historic structures.
  - 3. Encourage tourism and heritage-oriented uses in existing historic buildings.
  - 4. Encourage residential and office uses on upper floors in Old Town.

### **14.22.020 Permitted uses.**

All buildings in the Old Town-Mixed Use zoning district shall be limited to 7,500 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted. Permitted uses in the OT zoning district are:

- A. Cultural facilities including movie or production theaters, libraries, museums, arboretums, conference centers, community centers
- B. Day care facilities
- C. Dwelling units on upper floors
- D. Eating and drinking establishments with no drive-thrus, including restaurants, pubs, wine bars, bars, coffee shops, bakeries
- E. Equipment rental (recreational), no outside storage
- F. General business and professional offices, including financial institutions, offices for off-site manufacturing uses, attorney, real estate, insurance, accounting, engineering, architectural, planning, science, management, public relations
- G. Grocery stores (up to 7,500 square feet)
- H. Library
- I. Lodging facilities, including hotels, motels, bed & breakfasts
- J. Medical and dental offices/patient clinics
- K. Outdoor recreational equipment rental (bikes, rollerblades, canoes, kayaks, etc.)

- L. Parks, public or private
- M. Recreational trails, non-motorized
- N. Personal services, including beauty salons, barber shops, tanning salons, coin operated laundries, photography studios, tax preparation, copying, printing and mailing services, travel agencies, video rental
- O. Repair shops (no outdoor storage), including bicycles, electronics, jewelry
- P. Retail sales, including of apparel and accessories, home furnishings and furniture, antiques and second hand goods, sporting goods, books, stationary, videos, art and frame supplies, jewelry, hobby and artisan supplies and products, pets and pet supplies, toys and games, photography and electronic equipment, tobacco, wine and liquor, florists, department, drug and variety stores, fabric, appliances
- Q. Social service facilities, including social service offices, adult and child day care, residential care facilities
- R. Specialized schools within an enclosed building, including the teaching of art, dance, music, cooking, yoga, driving, pet obedience training, massage, religion, vocational
- S. Wholesale businesses when accompanied by on site retail showroom and sales outlet (retail space shall be a minimum of 25% of gross floor area).
- T. Wireless facilities attached to an existing building or structure, camouflaged (see DMC 14.56)

#### **14.22.030 Accessory uses.**

Accessory on-site uses in the OT zoning district are:

- A. Amateur radio facilities (See DMC 14.56)
- B. Antennae or satellite dish for private telecommunication services
- C. Drive thrus for banks, pharmacies, and dry cleaners, except that such use shall not be permitted between a building and Main Street
- D. Employee recreation facility and play area
- E. Employee daycare facility
- F. Employee café or cafeteria operated in conjunction with a principally permitted use
- G. Family day care
- H. Food and/or espresso cart as an accessory to a permitted use, must be directly affiliated with an existing use and not located in public right-of-way
- I. Home occupation/home industry (see DMC 14.54)
- J. Outside uses, including seating areas, and display of retail goods brought in at night
- K. Sidewalk café (See 14.64.230)
- L. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

#### **14.22.040 Conditional uses.**

Uses permitted in the OT zoning district subject to conditional use permit are:

- A. Buildings greater than 7,500 square feet in area
- B. Governmental services, city hall, court, and police
- C. Public or private K-12 schools
- D. Religious institutions (not including K-12 schools)
- E. Retail sales of building, hardware and garden materials (no outdoor storage)
- F. Subregional utility
- G. Transit park and ride facility

#### 14.22.050 Development standards.

Table 14.22.050.A Minimum Lot Area and Site Requirements.

Minimum density	N/A
Maximum density	Density for upper floor residential determined by building and site plan limitations
Minimum lot area in square feet	2,500 square feet
Minimum street setback	0 feet <sup>(1)</sup>
Minimum interior setback	0 feet
Minimum setback from residential	0
Minimum lot width	25 feet
Maximum building coverage (of usable acreage)	100% <sup>(2)</sup>
Maximum impervious surface	100%
Maximum height	35 feet <sup>(3)(4)</sup>

(1) See DMC 14.34, Design Guidelines

(2) Landscaping in parking lots, adjacent to parking lots, street trees, and buffers shall be required in accordance with other provisions of this Title.

(3) Two floors on the uphill side and three floors on the downhill side are allowed.

(4) See DMC 14.64 Additional Development Standards for height requirements.

B. Additional Development Standards Additional Development Standards in the Duvall Municipal Code and Duvall Public Works Design Standards DMC 14.56).